

SENATE BILL 3252

By Burchett

AN ACT to amend Tennessee Code Annotated, Title 13,
Chapter 7, relative to notice requirements for the
rezoning of property.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 13-7-105(a), is amended by adding the following language at the end of the present section:

Prior to any rezoning of property being considered by the planning commission, the owners, as named in the property tax records, of any property that is to be rezoned shall be given at least fifteen (15) days' notice in writing via certified mail of the proposed zoning change and of the time and place of the planning commission's meeting to consider the matter. Such notice need not be given to the property owner if such owner or their duly designated representative is the applicant for the zoning change. The cost of the notice mailings to all other affected property owners shall be added to the fees charged to the applicant for the zoning change.

SECTION 2. Tennessee Code Annotated, Section 13-7-105(b)(1), is amended by adding the following language at the end of the present section:

The owners, as named in the property tax records, of any property that is to be rezoned shall be given at least fifteen (15) days' notice in writing via certified mail of the proposed zoning change and of the time and place of the public hearing on the matter. Such notice need not be given to the property owner if such owner or their duly designated representative is the applicant for the zoning change. The cost of the notice mailings to all other affected property owners shall be added to the fees charged to the applicant for the zoning change.

SECTION 3. Tennessee Code Annotated, Section 13-7-105(b)(2), is amended by adding the following language at the end of the present section:

The owners, as named in the property tax records, of any property that is to be rezoned shall be given at least fifteen (15) days' notice in writing via certified mail of the proposed zoning change and of the time and place of the public hearing on the matter. Such notice need not be given to the property owner if such owner or their duly designated representative is the applicant for the zoning change. The cost of the notice mailings to all other affected property owners shall be added to the fees charged to the applicant for the zoning change.

SECTION 4. Tennessee Code Annotated, Section 13-7-203(a), is amended by adding the following language at the end of the present section:

The owners, as named in the property tax records, of any property that is to be rezoned shall be given at least fifteen (15) days' notice in writing via certified mail of the proposed zoning change and of the time and place of the public hearing on the matter. Such notice need not be given to the property owner if such owner or their duly designated representative is the applicant for the zoning change. The cost of the notice mailings to all other affected property owners shall be added to the fees charged to the applicant for the zoning change.

SECTION 5. Tennessee Code Annotated, Section 13-7-204, is amended by adding the following language at the end of the present section:

Prior to any rezoning of property being considered by the planning commission, the owners, as named in the property tax records, of any property that is to be rezoned shall be given at least fifteen (15) days' notice in writing via certified mail of the proposed zoning change and of the time and place of the planning commission's meeting to consider the matter. Such notice need not be given to the property owner if such owner

or their duly designated representative is the applicant for the zoning change. The cost of the notice mailings to all other affected property owners shall be added to the fees charged to the applicant for the zoning change.

SECTION 6. This act shall take effect July 1, 2006, the public welfare requiring it.